



December 12, 2016

City of Ankeny
Planning & Zoning Commission
Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: Ankeny Best Western Site Plan
2502 SE Tones Drive
Ankeny, Iowa
PN 5608

Dear Planning & Zoning Commission Members,

Shri Ridhi Sidhi, a Johnston, Iowa based hotel development company, currently operates three AmericInns in the Des Moines metro with a fourth under construction. The company has purchased the property located at 2502 S.E. Tones Drive, a restaurant formerly known as Chips, with the intent to open a new Best Western Hotel in Ankeny.

The existing restaurant building will be remodeled to accommodate the hotel's main lobby, breakfast area, bar, offices, and a 921 square foot meeting room. A four-story addition will be constructed on the west side of the existing building to house 84 hotel rooms. Rooms will consist of a variety of double queen and king size rooms with one suite per floor. A one-story link between the existing one-story building and new hotel stack will be constructed to accommodate an indoor pool, exercise room, and laundry facilities.

A row of parking will be added to the existing parking lot for a total of 100 parking stalls (including 4 handicap stalls). The existing canopy on the north side of the building will be removed and replaced with a new canopy and decorative pavement at the primary lobby entrance. Sidewalks will be added to connect proposed doorways to the parking lot. The existing wooden structure on the east side of the building will be demolished along with the existing dumpster enclosure. A new dumpster enclosure will be constructed on the east side of the building along with a minor reconfiguration of the existing service drive. The existing southeast patio will remain and a new patio south of the one-story link containing the indoor pool will be constructed with a new connection to the walking path.

Storm water will be routed around the new addition via a private storm sewer system that will discharge into the existing pond. A new hydrant will be installed on the east side of the property in order to adequately provide fire protection for the new addition.

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We feel that this project will be a nice addition to the Ankeny community and a good re-use of an existing vacant facility. We appreciate your consideration and ask that the commission approve this proposed project as we have presented.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.

A handwritten signature in blue ink, reading "Mindy Bryngelson", is positioned above the printed name.

Mindy M. Bryngelson, P.E.
Vice President

MMB